



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

June 1, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO AUCTION COUNTY SURPLUS
REAL PROPERTY – 50th STREET WEST AT AVENUE J, LANCASTER
(FIFTH DISTRICT) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the County has no present or future need for the property located in the City of Lancaster, at 50th Street West, South of Avenue J, as shown on the attached map (Attachment A) and legally described in Exhibit A attached to the Resolution and Notice of Intention (Attachment B), and adopt the Resolution setting a date for the public auction.
2. Find that the proposed sale of the surplus real property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Instruct the Executive Officer/Clerk of the Board to cause publication of the Resolution and Notice of Intention in accordance with Section 25528 of the Government Code and to set a date for public auction.

IT IS RECOMMENDED THAT, AFTER THE PUBLIC AUCTION, YOUR BOARD:

1. Approve the sale of the County's right, title and interest to the successful bidder(s) and instruct the Chairman to approve and execute, upon presentation, a quitclaim deed, which will have been approved as to form by County Counsel.
2. Instruct the Auditor-Controller to deposit the sale proceeds into the Asset Development Implementation Fund as directed by the Chief Administrative Office (CAO).

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

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3. Authorize the CAO to execute all necessary documents, including a purchase and sale agreement to complete the sale transaction, upon approval of the documents by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to offer at public auction County-owned real property considered surplus to the present and future needs of the County. The property consists of 20 acres of vacant land and has never been used for any purpose.

As a result, the subject property is considered surplus to the County's needs. The sale of this property will provide the County funds that can be better allocated for the rehabilitation, purchase or construction of other County facilities.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County of Los Angeles Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of this property to the highest bidder will provide funds that can be used to finance improvements as part of the plan to preserve and protect the County's critical infrastructure (Strategy 2).

FISCAL IMPACT/FINANCING

The County has received two unsolicited offers to purchase this property. This is indicative of regional demand for developable land, particularly in the residential market. An analysis of raw land sales in the general area by CAO appraisal staff has determined that a minimum bid of \$800,000 will generate the maximum amount of interest in the real estate community and should result in the property being sold at or above its fair market value. The property will be sold for all cash. A \$25,000 deposit in cash or cashier's check will be required at the time of the auction with the remaining balance due in 90 days.

Proceeds from the sale will be deposited into the Asset Development Implementation Fund.

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FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This property, as shown on Attachment A, consists of approximately 20 acres of land which is not improved. The County acquired the property in 1950 after the prior owner defaulted in the payment of property taxes.

The property is surrounded by other parcels and does not have any street frontage, nor does the property have recorded easement access rights to any public road. This lack of available access would typically impact the County's ability to market and sell the property.

The offer of the property by public auction is authorized by Sections 25520 to 25538, inclusive, of the California Government Code which authorizes the sale of real property. Notification of your Board's intended action will be published in compliance with Government Code Section 6063. Pursuant to Government Code Sections 65402 and 54222, the appropriate government agencies, including the City of Lancaster, have been notified of the County's intent to sell the property and none have indicated any interest in purchasing the property nor any objection to its sale.

In accordance with your Board's policy, the deed reserves the mineral rights for the property to the County.

County Counsel has reviewed certain documents related to the conveyance including the Board letter, Resolution and Notice of Intention to Sell and the purchase and sale agreement and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as the land is vacant, the sale of this property will have no impact on current County services.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an original copy of the executed Notice of Intention, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:CK:cc

Attachments (2)

c: County Counsel
Auditor-Controller

50thStreetWest.b

ATTACHMENT A

MAP

3203 33
SCALE 1" = 200'

1989



30

1
5.00 ± Ac.

2
5.00 ± Ac.

3
10.00 ± Ac.

COUNTY
500
20.00 ± Ac.

Site 5

20 Acres

15

11
5.00 ± Ac.

10
2.50 ± Ac.

8
10.00 ± Ac.
0.19 ± Sf
5.70 ± Ac.

15
2.50 ± Ac.

16
2.50 ± Ac.
0.19 ± Sf
2.31 ± Ac.

20
2.50 ± Ac.

19
2.50 ± Ac.
0.19 ± Sf
2.31 ± Ac.

5
2.50 ± Ac.

17
2.50 ± Ac.
0.19 ± Sf
2.31 ± Ac.

4
2.50 ± Ac.

18
2.50 ± Ac.
0.19 ± Sf
2.31 ± Ac.

23

32

CODE
2428

FOR PREV. ASSMT SEE:
3203 - 33

T. 7 N., R. 13 W.

ATTACHMENT B

RESOLUTION AND NOTICE OF INTENTION

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of the Board of Supervisors, on the _____ day of _____, 2004 at 9:30 A.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, to sell at public auction, that County-owned surplus real property located west of 50th Street and South of Avenue J, City of Lancaster, County of Los Angeles, and legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full.

2. The property consists of approximately 20 acres of land that is not improved. The property is zoned agricultural.

3. The minimum bid that will be considered by the Board of Supervisors is Eight Hundred Thousand and no/100 Dollars (\$800,000). Any bids less than that amount will not be considered by the Board of Supervisors. The Board of Supervisors reserves the right to reject any and all bids and to withdraw the property from sale at any time.

4. The sale will be for all **CASH** with \$25,000 due at the time of sale and the balance remaining to be paid in full within ninety (90) days of the date of the auction under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph No. 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to highest bid amounts, priority shall be established as to the bid received first in accordance with Paragraph No. 5 above. When bidding on the property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions set forth herein shall apply to sealed bids and oral bids alike.

7. The successful bidder will be required at the close of the auction to execute a Purchase and Sale Agreement stipulating that the amount of the successful bid will be paid in full as prescribed in the Purchase and Sale Agreement with the first TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) to be paid immediately in cash or cashier's check. The Purchase Agreement must be executed without modification.

8. Purchaser must also sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and transmit Purchaser's check for said fee to the County Recorder on behalf of Purchaser.

9. Purchaser must furnish title vesting in writing to the County no later than five (5) working days following the auction. If more than one signature is required on any document, the same period of time will be allowed for Purchaser to obtain the signature(s).

10. No warranty or representation is made by the County with respect to location, size and zone of the property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the property will be offered for sale or sold. The property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

11. The property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, including but not limited to, the condition of the soils or ground water on or under the property, and the presence of pollutants or contaminants therein. **The property is not located on a public right of way, nor has the County's search of title records identified any recorded easement or ingress/egress rights across neighboring properties to gain access to public right of ways.**

12. Sale of the property shall reserve and except there from unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under the described property without the right to the use of the surface and subsurface to a depth of 500 feet, measured vertically, from the surface of the real property.

13. Copies of the title report and map showing the location and size of the property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

14. If Purchaser fails to abide by the terms and conditions as set forth above, said sale, at the option of the County, may be rescinded and all or part of the Twenty Five Thousand Dollars (\$25,000.00) down payment may be held by the County to offset any damages, costs or expenses which may accrue to the County by reason of said Purchaser's failure to comply.

The foregoing Resolution was on the _____ day of _____, 2004 adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 
Deputy County Counsel

Resolution

EXHIBIT A

ADDRESS

Legal Description

THE NORTH 20 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNADINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.